



CODSIGA FIKRADAHA

KA WADA-SHAQEYNTA GURIGA-MUSTAQBALKA BOSTON

Fikradda laga haysto mustaqbalka guryaha qoysaska badan ee ku yaal
xaafadaha Boston.

SOO SAAREYAASHA:

Shaybaarka Cusboneysiinta Guriga Duqa Magaalada
(Mayor's Housing Innovation Lab)

Bulshada Arkiteturada Boston
(Boston Society for Architecture)

DHAMAAN SU'AALAHAD:

future-decker@boston.gov

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**Waxaan dooneynaa in aan mahad dhab ah u soo jeedino maalgeliyeashaena
xilka iska saaray taageerada ay siiyeen shaqadena.**

Mu'asasada Boston (The Boston Foundation)
Mu'asasada Kuehn (Kuehn Charitable Foundation)

1. WARQADDA FURITAANKA

Gacaliyeaal Reer Boston, dadkii hore, kuwa iminka jooga, iyo kuwa mustaqbalka imaan doono,

Codsigaan Fikradaha (Request for Ideas) (RFI) waxay u furan tahay qof kasta oo daneeya in uu arko sida noocyada cusub iyo la yaqaano guryaha uga jawaabaan baahida guriyeynta iminka iyo mustaqbalka ka jirta Boston. Wuxaan si gaar ah u danneynaa fikradaha kala hor mariya awoodda, ku noolaashada, oo guud haan horumariya xaafado caafimaad qaba. Ma jirto fikrad aad u yar, wuxaan rabnaa in aan ogaano waxa aad ku fakareysid.

Magaalada Boston waxay qabtaa taxadiyo muddo dheer soo socday oo la xariira awoodda, taasoo qaadan doonto siyaabo badan oo loo abaro xalka. Intaas kaddib, Bulshada Arkiteturada Boston (Boston Society of Architecture) (BSA) waxay taageertaa dadaalka ay wado Shaybaarka Cusboneysiinta Guriyeynta (Housing Innovatiob Lab) (iLab) si ay u sahmiso fursadaha lagu heli karo noocyada kala duwan guryaha, taasoo loo adeegsado Guriga Hooyga Dheeraadka (Accessory Dwelling Unit) (ADU), Siyaasadda Nolosha Aruursan (Compact Living Policy) iyo Tartanka Cusboneysiinta Guriyeynta (Housing Innovation Competition) sannadka 2016. Maanta, BSA iyo iLab waxay wadaan wada shaqeyntaan iyagoo ka fakara siyaabaha loo abuuro fursado badan oo la xariira guriyeynta xagg dhismaha kuwaasoo xoojiya taariikhda u gaarka ah iyo bulshadaha ka jiraa xaafadaha Boston.

Sannadkaan waxaan xiiso u qabnaa in aan wax ka qabano taxadiga cusub ee la xariira guriyeynta: sidee ayay qaababka cusub guriyeynta ku yaal goobaha yaryar ay dagganeyaasha ugu kaalmeyn karaan fursado cusub? Kaddib marka dhiiranaan laga qaato guriga saddaxda - ama saddaxda dabaq (three decker), nooca guriga ee aasaas ahaan loo sameyay in loogu adeego baahida qoysaska iyo skakhsiyaadka, waxaan ku fakari karnaa siyaabo cusub oo wax looga qabto taxadiga ay magaalada iyo dadka daggan kala kulmaan guriyeynta maanta. Wuxaan kaa codsaneynaa wada shaqeyntaada si loo abuuro guriyeyn taageera ujeedooyinkena ku baahsan magaalada si Boston looga dhigo meel ay dhamaa dagganeyaasha u siman yahiin, dadka ka soo qeybgalaan, oo ka soo horjeeda cunsuriyadda jinsiga. Nagu kaalmee in aan si wadajir ah u handasno guryaha iyo bulshadaha u ogolaada dadka in ay gaaraan horumar iyo in la siiyo xulasho ku saabsan meesha ay ku nool yahiin. Wuxaan rajeyneynaa in aan wax kaa maqalno.

Mahadsanid,
Bulshada Arkiteturada Boston (The Boston Society for Architecture) iyo Shaybaarka Cusboneysiinta Guriyeynta (Housing Innovation Lab)

2. KOR KA EEGIDDA

Bulshada Arkiteturada Boston (The Boston Society for Architecture) iyo Shay Baarka Cusboneysiinta Guriyeynta Boston (City of Boston's Housing Innovation Lab) waxay ku hawlan yahiin in ay mar labaad kiciyaan Tartanka Cusboneysiinta Guriyeynta (Housing Innovation Competition) horaanta kuleylaha 2021 oo loogu magac darray **Ka Wada Shaqeynta Guryaha Mustaqbalka Boston (Co-Creating Boston's Future-Decker)**. Shakhxiyaadka iyo kooxaha waxaa lagu casumay in ay ku fakaraan qaabab cusub guryaha oo lagu dhisi karo¹ goobo yaryar, oo la buuxiyay. Waxaan tuhunsanahay in guryaha qoysaska badan, sida guryaha saddaxda dabaq, in ay buuxin karaan godka u dhexeeyo xaafadaha yar iyo kuwa balaaran ee ku yaal Boston. Noocaan guryaha dabaqdda-dhixe² ma aha oo keliya in ay kaalmo u tahay fursadaha guriyeynta kala duwan ayna awoodi karaan dadka daggan, balse sidoo kale waxay kaalmo u tahay abuurista xaafadaha in badan isku filan lana heli karo ee ku yaal magaalada. Hase ahatee, noocaan guryaha ma aha kuwa magaaladena looga dhiso karo si fudud bacdamaa ay jiraan waxyaabo ku dadban qeybinta (zoning), iyo kharashka badan ee ku baxa dhismaha, iyo kharashka dhulka, iyo waxyaabo kale oo ku dadban.

Waxaan ku soo dhaweyneynaa, dhamaan kuwa xiiso u qaba in ay kaalmo ka geystaan wax ka qabashada taxadigaan, in ay ka soo jawaabaan RFI_gaan iyaga oo soo gudbiyo fikrado. Waxaan abuurnay labo jid ay ka-qeybgaleyaasha ku soo gudbin karaan, taasoo ku xeran haddii ay tahay **Jawaab Gaaban** (Jidka I) ama **Jawaab Dheer** (Jidka II). Waxaan aqoonsanahay in tartanka noocaan badanaa soo hor mariyo codadka guryaha, balse waxaan kaloo ogsoonahay in isbaddalka dhabta ah ka imaan karo oo keliya fikradaha wadajira iyo buuxa.

Waxaan kaloo rabnaa in aan wax kaa maqalno! Haddii aad haysid weedh, sawir ama aragti xoog badan, waxaan soo dhaweyneynaa ka-qeybgalkaada la xariira in aan wada abuurno guryaha mustaqbalka Boston!

I. WARARKII HORE

Sannadkii 2020, BSA iyo Guriyeynta iLab waxay u horseedeen sahan iyagoo kaashaday dadka daggan, ardayda, arkitetyada, fanaaniin, iyo dad kale oo badan si ay u ogadaan kaalinta guryaha saddaxda dabaq ka cayareen nolosha dadka daggan Boston. Guyaha saddaxda dabaq, kuwasoo inta badan la dhisay 1880meyadii iyo 1930meyadii waxay bixiyeen fursado la xariira guryaha guriyeynta ay awoodaan qoysaska shaqeeyo ee dabaqadda dhixe. Maanta, dhismooyinkaan ka kooban abarmanada looxa ee isa saaran waxay qaab u yeeleen dhismaha xaafadaha Boston.

¹ **Buuxinta:** Goobaha buuxinta, kuwasoo badanaa ku yaal gudaha magaalada, waxay ku hawlan yahiin in ay buuxiyaan dhulalka banaan ee ka jira inta u dhexeeyo dhismooyinka kale ee ka jira xaafadda.

² **Guryaha Cabbirka-Dhixe:** Guryo ka kooban noocyada dhismaha ee ka jira meelo sida bartamaha xaafadaha horumarinta yaryar iyo kuwa waaweyn, sida guryaha saddaxda dabaq, guryaha saffan, iyo guryaha isku dhaggan ee loo yaqaan "town house".

Wada hadalada bulshada iyo kullamada tababarka waxaan ka ogaanay in ay jiraan qeybo ka tirsan guryaha saddaxda dabaq (triple-deckers) ay inta badan dadka daggan ka helaan, sida in ay si aan rasmi ahayn isticmaalaan meelo lagu dhiso bulshada ama isticmaalaan barso si ay meel xoogaa fog ka daawadaan jidadkooda. Inta uu socdo cudurka dillaacay, dabcanxariirka dadka la leeyahiin guryahooda waa is baddalay. Inkastoo dagganeyaasha qaar ogadeen manaafacaadka la xariira nolosha marka loo dhaw yahay deriska, kuwa kale waxay u yimaadeen in ay siyaabo cusub u isticmaalaan guryahooda, sida meelo laga dhigto xafisiyada guriga. Waxaan qaadanay cilmi baaristaan kaddibna waxaan abuurnay [Guriga La Soo Dhaafay, midka Iminka jira, iyo Mustaqbalka](#), bandig lagu samayay internetka oo ka socday bogga internetka BSA horaanta qaboobaha 2020. Kaddib marka aan kaashanay brograamyada bandhigidda, waxaan awood u yeelanay in aan qabano wada hadalo badan oo ku saabsan guriyeynta iyo habka dhismaha guryaha loo dhigi mid la awoodo, mid isku filan, oo in badan xoogga saara sinaanta jinsiyadaha.

Inta aan qaadaneyno waxyaabaha aan ka barano shaqadaan iyo shaqooyinka aan ka baranay iskaashiga kale sannadka 2020, waxaan ku faraxsanahay in aan u gudubno maraxaladda xigta dadaalkaan; Codsigaan Fikradaha (Request for Ideas) (RFI).

3. UJEEDOOYINKENA

Codsiga Fikradaha (Request for Ideas) waa anaga oo si fudud u leh "ma hayno dhamaan jawaabaha," iyo waxaan weydiisaneynaa kaalmo. Marhaladdaan hore ee hawshena in siyaabo badan oo kala duwan iyo kala cabbir la heli doono kaalmo, dhamaan waxay xogogaal ka dhigi doonaan marhaladda labaad tartanka.

Waxaan rabnaa in aan aqoonsano mashaariicda nagu kaalmeeya in aan gaarno ujeedooyinka soo socda, anaga oo adeegsana RFI.

1. Horumari Awoodda Adigoo Istimala Cusboneysiin: Si loo horumariyo awoodda, lagana dhigo Boston meel dhamaan imaan karaan, la siiyo guri dhamaan reeraha dakhliga yar, dakhliga iska roon, iyo dakhliga dhexe, kuwaasoo dhamaan ay ku adag tahay in ay helaan guri ay awoodaan. Wuxaan rabnaa in aan sahmino siyaabo cusub oo la badin karo xagga handasada, ruqsadda, maalgelinta iyo dhismaha si guryaha looga dhigo kuwa in badan la awoodo.

2. Kala Saar Guryaha Magaalada Ujeedada balaaran Magaalada waxay tahay in 69,000 guryo cusub lagu darro Boston ugu dambayn 2030 - iyadoo lala shaqeeyo iskaashato badan - iyo in si loo gaaro ujeedadaan, waa in aan hubsano in ay jiraan guryo oo wax ka qaban kara baahida dadka daggan Boston.

3. Ka Shaqee Xaafado Sinaan Kara, Isku Filan oo Caafimaad Qaba: Wuxaan rabnaa in aan sii wadno in aan taageerno abuurista xaafado leysugu socon karo ee bartama ka dhiga cimilada, dhaqaalaha iyo sinaanta bulshada, sidaas darteedna dhamaan u hagaajin kara tayada

xaafadda.

4. Ka Wada-Shaqeynta iyo Xariirinta: Waxaan rabnaa in aan ka soo qeybgelino xubnaha bulshada iyo in taasi dhado inta lagu dhex jiro hawsha horumarinta iyo fududeynta xariirka lala leeyahay dhamaan dadka ku lugta leh iyo kuwa ay saamayso horumarinta guriyeynta. Marka sidaas la sameeyo, waxaan rajeyneynaa in aan fududeyno habka horumarinta la heli karo lana arki karo oo u horseedi karta guriyeynta lagu soo dhaweeyo xaafadda meesha lagu abuuro.

Dhamaadka muddada gudbinta RFI, waxaan firin doonaa dhamaan fikradaha la soo gudbiyay, waxaan ku buuxin doonaa katalogue kaddibna waxaa la qaban doonaa munaasabad lagu soo bandhigo. Hawshaan kaddib, waxaan soo fikradaha ka soo aruurin doonaa FRI si aan u qorno codsi xoog badan oo ku saabsan Codsiga Taloooyinka (Request for Proposals) (RFP) oo la shaaacin doono marka la gaaro dhamaadka 2021, taasoo la xariirta dhulka magaalada leedahay (welina aan la xullanin). RFP waxay ahaan kartaa hab lagu tartamo taasoo cadsata talooyin ku saabsan horumarinta, ujeedadana tahay in la dhiso mashruuc horseed ah.

4. GOOBABA

Tan ku saabsan RFI_gaan, waxaan aqoonsanay iskudarka [13 goob](#) oo ka tirsan Waaxda Horumarinta Xaafadda (Department of Neighborhood Development) (DND) kuna yaal xaafadda Roxbury, Mattapan, Dorchester, iyo Hyde Park. Goobahaan waxaa la doortay sida ku saleysan qodobada soo socda:

- **Cabbirka:** inta dhexeyso 3,000 ilaa 8,000 cag labo jibbaaran,
- **Goobta:** dhamaan goobaha waxay ku yaalaan meelo laga qabsan karo gaadiid, waxay bixiyaan taxadi iyo fursado badan.
- **Qeybinta (Zoning):** goobaha ka kooban 1 Qoys-3 Qoys, oo mar kasta aan mattalin noocyada dhismooyinka ka jira agagaarka, iyo
- **Xaaladda Xaafadda:** dunta isku xerta dhamaan goobaha la xushay waa jiritaanka guryaha cusub ee labada ama saddaxda dabaq.

Kuwaan waxay noqon karaan goobaha mala awaalka oo la xariira sida loo horumariyo guryaha mustaqbalqa (future-deckers) kuwaasoo awood u leh in ay si wadajir ah u soo jeediyaan sheeko ku saabsan sida loogu celceliyo qaababka guryaha ay isugu dhajin karaan hilibka magaalada.

Ka-qeybgaleyaal ahaan, waxaa laguugu dhiirigelinaa in aad wax ka qabatid taxadiga iyo fursadaha in aad **1 goob ama ka badan** soo gelisid guriyeynta. Dhamaan goobaha waxay ku qoran yahijin Jadwalka Dambe 1.

Intas kaddib, waxaan ogsoonahay in ay jiri karaan goobo kale oo ka baxsan inta ay hayso DND oo ku habboonaan karo tartankaan. Waxay ahaan karaan goobo ay dadweynaha leeyahiin ama si gaar ah loo leeyahay, iyo waxay sidoo kale ku fidsanaan karaan xaafado kale. Haddii uu jiro goob, ama tiro goobo, aad adiga aaminsan tahay in dagganeyaasha ka heli karaan fursado fiican, waxaan kugu soo dhaweyneynaa in aad ku soo dartid jawaabtaada!

5. JAWAABABA

Waa **2 jid** aad ku soo gudbisid fikradahaada.

1. JIDKA I: JAWAABAHA GAAGAABAN

- Ku biirinta:** waxaan samaynay [foom gaaban](#) si laguugu fududeeyo in aad nala wadaagtid ku biirintaada ama na siisid warcelin.
- Soo Jeedinta:** jawaabahaada ku soo dir email adiga oo ka soo hagaajiya future-decker@boston.gov. Fadlan hubso in aad mowduuca emailkaada ku soo qortid "Jawaabta RFI Jidka I" ("RFI Track I Response").

2. JIDKA II: JAWAABAHA DHAADHEER

1. Horudhaca: sheeg qofka aad tahay (**1 bog**)

Fadlan in badan nooga sheeg sababta aad u soo gudbineysid talo jeedin iyo xoogaa ku saabsan noloshaadii hore. Waa in lagu darro magacaada, magaca dadka kula shaqeeyo, iyo nooca ururka ama kooxda.

2. Xulashada Goobta: noo sheeg xaggee (**1 bog**)

Keen liiska goobta ama goobaha aad xiisada u qabtid. Fadlan faalo ka bixi goob kasta oo la xusho iyo muujisa sababta ay adiga xiiso kuugu leedahay. Waxaad xoogga saarti karta hal goob ama dhowr ka mid ah³ goobaha iyo waxaad kaloo aqoonsan kartaa goobaha fikradda lagu dabaqi karo.

3. Soo Jeedinta: talo u soo jeedi future-decker@boston.gov aan ka badneen 8 bog iyo fadlan hubso in aad emailkaada tixraacd此 mowduuca "Jawaabta Jidka II RFI" ("RFI Track II Response"). Talo jeedinta waa in lagu soo daro:

i. Warka Mashruuca. Waxa aad soo jeedineysid iyo sababta aad u aaminsan tahay in ay la kullanto himilooyinkena Magaalahaan,

 iyo sidoo kale baahida ay qabaan bulshadaha ku lugta leh fikradaada.

ii. Fikradda Mashruuca. Fikradaada oo buuxda. Fikradaaha ugu muhiimsan waxaa ka mid ah iskugeynta kuwa soo socda:

1. Handasada/Naqshadaha Fikradda
2. Hababka Maaliyadda Cusub
3. Hababka Dhismaha Cusboon
4. Qeybinta Kale

iii. Waxyaabaha ku Dadban Mashruuca. Si kooban u sharax waxyaabaha muhiimka ah ee ku kooban abuurista mashruucaada.

iv. Ruqsadda: Jawaabtaada, fadlan noo sheeg haddii aad dooneysid in fikradahaada lala wadaago dadweyne ama dhageysteyaal badan.

Fikradaha Kale: handaso oo kabta xaladda/jidadka, heerarka awoodidda guryaha la kireysto iyo kuwa la leeyahay, meelaha la dhigto baabuurta, meelaha cagaaran, iyo isticmaalka waxyaabaha la xariira fikradah cusub iyo hababka. Waan ogsoonahay in aysan jirin hal xal oo wax looga qabto taxadigaan hormarka, waxaan soo dhaweynaa mid kasta iyo dhamaan fikradaha iyo hababka loo abaro!

3. WAQTIGA IYO HABKA

³ **Dhowr ka mid ah goobaha:** koox ka mid ah goobaha ku sugaran ama hoosta isaga jira.

Gudbinta

05/26/21: Waa la heli karaa RFI. Su'aalaha ku saabsan RFI waxaa loo gudbin karaa
future-decker@boston.gov

07/30/21: U gudbinta future-decker@boston.gov ugu dambayn 5pm EST. Inta aan sii wadno in aan qabano fikradaha na soo gaaro muddadaan kaddib, inta badan waxaan soo bandhigi doonaa kuwa la soo gudbiyo ugu dambeyn juul 30.

Brograamyada Muddada RFI

5/26/21: Kullanka Macluumaaadka iyo fursad su'aalo lagu weydiyo iLAB iyo shaqaalahaa BSA laga bilaabo 5:30pm-7pm EST.

6/29/21: La xariir dadka iyo kooxaha agagaarka Boston lana xariir muhandisiinta iyo kuwa u dooda laga bilaabo 5:30-7pm.

7/13/21: Habeenka Naqshadda! Fikradaada kala hadal muhandaska inta ay ku hawlan yahiin sawirka waqtiga xaadirka. Kaalay waqtii kasta laga bilaabo 6-7:30pm.

Soo Gelinta - RFI (waa la baddali karaa taariikhda)

8/13/21: Gudbinta Soo Koobidda RFI iyo Fikradaha La Shaaciay

9/27/21: Tartan kooban oo soo taxa marxaladda xigta ee la sii daayo

6. ILAHA LA SIIYO ARJIILEYAASHA

Waxaan aqoonsanahay in tartanka badanaa loo jeediyo kuwa waayo aragnimo hore leh oo heli karo ilo. Sidaas darteed, si leysugu dayo oo loogu fududeeyo qof kasta in uu ka qeybgalo RFI_gaan, waxaan bixinaa ilo si loo taageero arjiileyaasha. Hoos waxaa ku qoran waxa aan rabno in aan bixino marxaladdaan kowaad ee Tartanka Cusboneysiinta Guriyeynta (Housing Innovation Competition):

1. Kaalmada Farsamada

Kaddib marka la adeegsado taageerada Mu'asasada Bangiga Berkshire (Berkshire Bank Foundation), BSA waxay bixin kartaa xisaab yar oo maal gelin ah ay ku taageerto ururada iyo kooxaha, awood u yeelan karo in ay ka qeybgalaan marka la taageero. Xisaabta ugu badan ee loogu talogalay koox kasta waa \$1,000. Maaliyadda waxaa loo adeegsan karaa waxyaabaha sida: gelitaanka internetka, adeegyada tarjamada, daabacaadda, qoraalada, daryeelka cunugga ama ilo kale oo badanaa la iloobo balse kaalmo ka geysan karo si uu u awood u siiyo kooxda in ay fikrad u soo gudbiso RFI.

Haddii aad xiiso u qabtid maalgelintaan, fadlan nagala soo xariir future-decker@boston.gov adiga oo tixraaca mowduucaan: Kaalmada Farsamada iyo noo sheeg waxa aad dooneysid in aad u isticmaashid maalgelinta.

Fursaddaan waxay ahaan doontaa hadab sida loo soo kala horeyay.

2. Xariirkalala sameeyo Muhandasiinta

Bulshada Arkiteturada Boston (The Boston Society of Architecture) waxay dhawaanahaan kicisay Handasada Qorshaha Bulshada + Wada Shaqueynta (Community + Collaborative Design Initiative) si iskaashi loola sameeyo kooxaha muhandasiinta iyo bulshada ee ka jira Boston. Mashruucaan, waxaan awood u yeelan doonaa in aan adiga kugu xerno muhandasiinta ku shaqueyso iskaa wax u qabso si loo abuuro wax la arki karo oo ku saabsan fikradda aad ka qabti RFI_gaan. Haddii aad dooneysid in aad wax badan ka ogaatid qorshaahaan, fadlan booqo bogga BSA. Haddii aad xiiso u qabtid in aad la xariirtid kooxda handasada, fadlan email noogu soo dir future-decker@boston.gov.

3. Muhiimadda Bogagga Shabakada:

Inta ay Furan tahay RFI, waxaan martigelin doonaa taxane munaasabo gaaban halkaas ay ka qeybgaleyaasha danneeya la kulmi karaan dadka iyo kooxaha kale si ay u samaystaan kooxaha marxaladdaan. Saddaxda munaasab waxaa ka mid ah kullanka maclumaadka, munaasabadda xariirka iyo habeenka sawirkha, halkaas aan meelo isugu keeni doono arjiileyaasha hiddaha iyo kuwa aan haddiha shaqo ku lahayn si ay u soo saaraan fikrad una noqdaan dad si fiican isu yaqaan.

4. Bogagga Internetka ee Munaasabka ah:

- [Bandhigga Internetka Guriga la soo Dhaafay, Midka Iminka Jira, Mustaqbalka \(2020\)](#)
 - Bandhiggan la daawado wuxuu sharaxaa taariikhda guryaha saddaxda dabaq ee Boston iyo wuxuu muujiyaa aragt wadajir ah oo ku saabsan Guryaha Mustaqbalka Boston.
- [Fiiriya Qeybinta Boston](#)
 - Brograamka Fiiriya Qeybinta (Zoning Viewer) waa barnaamij ku shaqeeya internetka oo loo adeegsado khariidada kaasoo bixiya maclumaadka qiimeyn ta iyo qeybinta loogu talogalay dhulalka Magaalada Boston.
- [Dhismaha Guriyeeynta](#)
 - Habka dijitalka oo muujiya tirada buuxda mashaariicda iyo dhulka ay Waaxda Horumarinta Xaafadda Magaalada Boston (City of Boston Department of Neighborhood Development) maamusho.

JADWALKA DAMBE 1: GOOBAHA



569 RIVER ST (ISKUDARKA 1 GOOB)

Xaafadda: Mattapan

Qeybinta: 2F-4000

Cabbirka: 6 984 SF

Guddiga Dagmada: 5

Aqoonsiga Booska (ID): 1801709000



65, 71 BALLOU AVE (ISKUDARKA 2 GOOB)

Xaafadda: Mattapan

Qeybinta: 3F-5000

Cabbirka: 4,125 SF, 4,064 SF

Guddiga Dagmada: 4

Aqoonsiga Booska (ID): 1403768000



2751, 2775, 2777

WASHINGTON ST (ISKUDARKA 3 GOOB)

Xaafadda: Roxbury

Qeybinta: 3F-4000

Cabbirka: 5,509 SF, 4,144 SF, 5,376 SF

Guddiga Dagmada: 7

Aqoonsiga Booska (ID): 1100237000, 1100236000, 1100231000



379 GENEVA AVE (ISKUDARKA 1 GOOB)

Xaafadda: Dorchester

Qeybinta: 2F-5000

Cabbirka: 7,647 SF

Guddiga Dagmada: 4

Aqoonsiga Booska (ID): 1500843000



DYER COURT (ISKUDARKA 4 GOOB)

Xaafadda: Dorchester

Qeybinta: 3F-6000

Cabbirka: 5,979SF 3,281 SF 3,091 SF 8,833 SF

Guddiga Dagmada: 4

Aqoonsiga Booska (ID): 1702081000, 1702084000, 1702085000, 1702086000



18, 22 COLCHESTER ST (ISKUDARKA 2 GOOB)

Xaafadda: Hyde Park

Qeybinta: 1F-6000

Cabbirka: 6,000 SF 5,979 SF

Guddiga Dagmada: 5

Aqoonsiga Booska (ID): 1809674000, 1809676000

JADWALKA 2 SHAACINTA

RFI waxaa loogu talogalay bixinta macluumaadka iyo qorsheynta mana loo qaadan karo sida codsi ama sida waajib saaran Magaalada in ay soo saarto qandaraas lagu tartamo ama bixinta kunturaad.

BSA iyo Magaalada kuma biyaan junturaad ku saleysan jawaabaha laga bixiyo RFI mana ka bixiyaan khidmad adeegga ama macluumaadka la soo gudbiyo, xagga bandhig kasta uu sameeyo iibsadaha, ama isticmaalka macluumaadka noocas.

Dhamaan jawaabaha laga bixiyo RFI waxay ahaan doonaan kuwa laga helo diiwaanka dadweynaha sida hoos timaada Sharciga Diiwaanka Dadweynaha Massachusetts (Massachusetts' Public Records Law, Mass). Gen. L. ch. 66 s. 10, xattaa haddii aan la fiirinin ogeysiisyyada ku saabsan qarsoodiga ee ka soo horjeeda.

Marka uu soo gudbiyo, arjiilaha wuxuu u fasaxay BSA iyo Magaalada Boston in ay shaaciyaan, tixraacaan, iyo isticmaalaan brograamkooda hadba sida ay u arkaan in ay ku habbon tahay.

JADWALKA 3: QAAMUUSKA ERAYADA

Dhamaan sifeynta hoose waxay la xariiraan macnaha la siiyay warqaddaan iyo qorshaha lagu dhaqaaqay.

Guriga-Mustaqbalka: Hab cusub oo loo samayay guriga saddaxda ama saddaxda-dabaq (triple-dabaq) oo laga helo qorshaha guriga ay awoodaan dadka iminka daggan ama mustaqbalka daggi doono. Sida ugu fiican waxay tahay, in lagu iibyo in ka yar sicirka suuqa taasoo dagganeyaasha ka doonto in ay bixiyaan kharash ka yar 30% dakhliga. Sidoo kale dhismahaan kuma koobna 3-guri.

Handasada Fikradha: Marxaladda hore hawsha handasada oo si balaaran iyo si la arki karo u soo taxda rayi ama fikrad.

Guryaha Qoysaska Badan: Dhismooyinka ka kooban labo guri.

Guryaha Cabbirka-Dhexe: Guriyeenta ka kooban 3-15 guri. Guryaha miisaanka-dhexe waxay ahaan kuwo laga dhaxlo taxadiga in wax laga dhiso gudaha iyo agagaarka Boston taasoo ugu wacan asbaab kala duwan kana mid ah: qeybinta (zoning), cabbirka boosaska, sharuucaha meelaha la dhigto baabuurka, kor u kaca kharashka ku baxa dhulka iyo dhismaha, fursadaha maalgelinta kooban, in kale oo badan. RFI_daan waxay raadisaa in ay si fiican u fahamto waxyaabaha ku dadban iyo fursadaha suurtogalka ah.

Codsiga Fikradaha (RFI): RFI waa warqad oo soo aruurisa fikradaha ay qabaan ka-qeybgaleyaasha

dhamaan ka soo jeeda nolo kala duwan, in ay xogogaal ka dhigaan habka Magaalada u abaarto taxadiga horumarinta guryaha. Waa bilowga habka loo fulliyo ee dib u soo saarta sida aan u fullino ka-qeybgalka.

Codsiga Talo Jeedinta (Request for Proposals) (RFP): RFP (sida loo tixraaco warqaddaan) waa warqad oo dalbata in loo soo jeediyo taloooin si dib loo horumariyo iyo iska wareejinta hantida ay leedahay Waaxda Horumarinta Xaafadda Magaalada Boston (City of Boston Department of Neighborhood Development) ("DND").

Goobaha Firirsan: Waxaa jira dhowr goob oo ku fidsan jidodka, blogyada, iyo xattaa xaafadaha. FFI_gaan waxaa ku jiro fursado in la isticmaalo goobaha firirsan oo laga fulliyo hal ka mid ah qorshaha horumarinta haddii taaso kaalmo ka geysan karto furfuridda waxqabad sare iyo/ama yareynta kharashka.

Guriga Saddaxda-Dabaq: Dhismaha abarmanka ka kooban saddaxda dabaq ee lagu arkay qeyb balaaran oo ka tiran gobolka Waqooyi Bari (Northeast) Mareykanka. Aasaasiyan waxaa la dhisay dhamaadkii 1800 iyo horaantii 1900 iyo waxa ka dhexeeyo astaamo sida naqshadda dhulka oo isku mdi ah guri kasta, fadhiga hore iyo dambe, dhismaha looxa iyo saqafyada fidsan.

Qeybinta: Sharciyada deegaanka ee go'aan ka gaara, guud ahaan, goobta, cabbirka iyo isticmaalka dhismooyinka. Magaalooyinka waaweyn iyo tuulooyinka waxaa loo qeybiyay dagmooyin, mid kastana qabto sharchiyo u gaar ah oo ku saabsan waxa la dhisi karo.

Shaybaarka Cusboneysiinta Guriyeeynta Duqa Magaalada (Mayor's Housing Innovation Lab) (iLab): Shaybaarka Cusboneysiinta Guriyeeynta Magaalada Boston (City of Boston's Housing Innovation Lab) ama iLab marka la soo gaabiyo, waxay qeyb ka tahay Xafiiska Makaanikada Magaalada Cusub ee Duqa Magaalada (Mayor's Office of New Urban Mechanics). iLab waxay ka shaqeysaa in ay kordhiso awoodda, waxay tijaabisaa qaabab cusub guryaha iyo waxay dadajisaa dhakhsaha cusboneysiinta qeybta guryaha.

Bulshada Arkiteturada Boston (Boston Society for Architecture) (BSA): Bulshada Arkiteturada Boston (The Boston Society of Architecture) (BSA) waa laanta ay deegaanka ku leedahay Machadka Arkiteturada Mareykanka (American Institute of Architects) iyo waxay kaloo ka kooban tahay ururr aan raadinin fa'iido oo ka shaqeeyo bulshada, Mu'asasada BSA. BSA waxay leedahay in ka badan 4,500 xubin oo ka tirsan qeybaha arkiteturada, handasada iyo kuwa la xariira iyo shaqaale kooban oo loo xilsaaray in ay u adeegaan bulshadena.

Saaxiibtinimada Handasada Cusboneysiinta Guriga (Housing Innovation Design Fellowship): Qorshe labo sanno oo la soo wada dhaweyso una dhexeyso iLab iyo BSA si loo sahmiyo fursadaha si Boston looga helo guryo la awood loona adeegsado handaso iyo siyaasad. Shaqadaan waxaa hoggaamiya Wandy Pascoal, Saaxiibta Handasada Cusboneysiinta Guriyeeynta (Housing Innovation Design Fellow).

CODSIGA FIKRADAHA JIDKA I

KA WADA SHAQEYNTA GURIGA-MUSTAQBALKA

BOSTON

Shaybaarka Cusboneysiinta Guriyeynta (Housing Innovative Lab) iyo Bulshada Arkiteturada Boston (Boston Society of Architecture) waxay martigeliyeen Tartanka Cusboneysiinta Guriyeynta (Housing Innovation Competition) si wax looga qabto taxadiga guriyeynta iyo fursadaha si guryaha qoysaska badan loogu abuuro goobaha yaryar iyo adag in laga horumariyo 4 xaafad oo ku yaal Boston. Wuxuu kaa maqalno adiga qaababka iyo noocyada guryaha lagu celcelin karo oo la soo gelin dhowr ka mid ah goobaha, isla markaasna la kulma baahida dadka iminka iyo dadka daggi doono mustaqbal. Magaca tartanka sannadkaan wuxuu fikrad ka qaataay guriga saddaxda-dabaq (triple-decker) ee New England, dhismo la soo hirgeliyay 100 sanno ka hor si loola kulmo baahida ay qabaan dadka daggan ee la midka maanta: tirada dadka daggan oo sii kordheyno, baahi qoto dheer oo loo qabo guriyeynta, iyo hab ay dadka daggan ku dhisi karaan hanti muddo kaddib. Wuxaan aaminsanahay in haddii la rabo in si dhab ah loo abuuro qaababka guriyeynta ay u baahan yahiin dadyowga kala duwan ee jooga magaalada, waa in aan siino fursado badan hadba sida suurtogalka ah si loo maqlo codad badan oo kala duwan hadba sida suurtogalka ah. Sidaas darteed, Jidka II (Track II) (Jawaabta Dheer) waxaa dheeraad ku ah, in aan abuurnay liiska soo socda oo ku saabsan su'aalaha la weydiyo dhamaan dadka raba in nala wadaagaan aragtidooda, fikradahooda, iyo waxa ay ku fakaraan, iyagoo u soo jeediya si kooban oo qabooban. Si aan u helno macluumaad badan oo ku saabsan tartanka iyo guud ahaan habka fullinta, fadlan booqo boston.gov/future-decker

Xasuuso in jawaabaha laga bixiyo su'aalahaan waxay ahaan doonaa qeyb ka tirsan diiwaanka dadweynaha. Hase ahatee, Magaalada Boston waxay ku dadaali doontaa in aan la ogaanin magacyada ama macluumaadka lagu aqoonsan karo qofka ee si balaaran loo qeybsan karo marka la adeegsado qoraalada isgaarsiinta mustaqbal. **Jawaabtaada, fadlan noo sheeg haddii aad dooneysid in fikradahaada lala wadaago dadweyne ama dhageysteal badan.**

Wuxaan kugu soo dhaweyneyaa in aad ka jawaabitid su'aalaha hoose iyo in aad jawaabahaada noogu soo dirti emailka future-decker@boston.gov

1. **Sheeg qofka aad tahay: Maxuu yahay magacaada iyo maxaad dooneysaa in aan adiga kaa ogaano?**
2. **Noo sheeg fikradaada: Maxaad ku biirineysaa ama maxay yahiin fikradaha aad siineysi "future-decker" ama noocyada guryaha kale aad dooneysid in aad nala qeybsatid. Xaggee loo baahan yahay in ay ku sugaran yahiin (halkaan ku qor liiska goobaha)**
3. **Wax kale: Ma jiraan waxyaabo kale aad dooneysid in aad nala wadaagtid?**

Waad ku mahadsan tahay in aad ka soo qeybgashay, waxaan rajeyneyaa in aan warkaada maqalno!